

**UNAPPROVED**  
MINUTES OF THE SPECIAL JOINT CITY COUNCIL AND  
COMMUNITY IMPROVEMENT COMMISSION (CIC) MEETING  
TUESDAY- -SEPTEMBER 6, 2011- -7:01 P.M.

Mayor/Chair Gilmore convened the meeting at 9:08 p.m.

ROLL CALL - Present: Councilmembers/Commissioners Bonta, deHaan, Johnson, Tam and Mayor/Chair Gilmore – 5.

Absent: None.

ORAL COMMUNICATIONS, NON-AGENDA

None.

MINUTES

(11-034 CIC) Minutes of the Special Joint City Council, Alameda Reuse and Redevelopment Authority and CIC Meeting Held on June 28, 2011; and the Special Joint City Council and CIC Meeting Held on July 5, 2011. Approved.

Commissioner Tam moved approval of the minutes.

Commissioner Bonta seconded the motion, which carried by unanimous voice vote – 5.  
[Items so enacted or adopted are indicated by an asterisk preceding a paragraph number.]

AGENDA ITEM

(\*11-426 CC/\*11-035 CIC) Recommendation to Appropriate \$237,113 from Community Improvement Commission West End Community Improvement Project Bond Funds, \$83,416 in Capital Project Fund, \$47,000 from Paying In-Lieu Fees, and \$130,000 from the Parking Meter Fund and Award a Contract in the Amount of \$1,476,583, Including Contingencies, to Suarez & Munoz Construction, Inc. for Park Street Streetscape, Lincoln Avenue to Webb Avenue, and Central Avenue to San Jose Avenue, No. P.W. 10-09-30.

The Public Works Director stated tonight's action only requires Council approval; the Streetscape Project was listed in the official statement when redevelopment bonds were issued in 2003 and was also included in the public improvement reimbursement agreement that was executed between the City and CIC in February of this year; a CIC vote would be redundant; the project is consistent with the enforceable obligation payment schedule that would be addressed at the following CIC meeting; in light of the uncertainty created by the pending redevelopment case before the Supreme Court and

the potential for further changes to redevelopment law Statewide, staff is requesting that Council authorize staff to have some flexibility to substitute other specified funds such as Measure B, gas tax, and other non-General Fund transportation related funds should CIC bond money not be available.

Proponent (In Favor of Staff Recommendation): Robb Ratto, Park Street Business Association.

In response to Councilmember deHaan's inquiry, the Public Works Director stated work would be done in the area from Tilden Way to San Jose Avenue.

Councilmember deHaan stated a third phase would need to be done at a later date.

The Public Works Director stated a third phase would be part of the North of Lincoln Project.

Vice Mayor Bonta moved approval of the staff recommendation with amendments [Council action only and authorizing staff to have some flexibility to substitute other specified funds such as Measure B, gas tax, and other non-General Fund transportation related funds should CIC bond money not be available].

Councilmember Tam seconded the motion, which carried by unanimous voice vote – 5.

In response to Councilmember Johnson's inquiry, the Public Works Director stated lights have been ordered and should be delivered by late September; installing lights before the holidays would depend upon the weather.

#### ADJOURNMENT

There being no further business, Mayor/Chair Gilmore adjourned the meeting at 9:12 p.m.

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Respectfully submitted,

Lara Weisiger  
City Clerk

The agenda for this meeting was posted in accordance with the Brown Act.

**UNAPPROVED**  
MINUTES OF THE SPECIAL COMMUNITY  
IMPROVEMENT COMMISSION (CIC) MEETING  
TUESDAY- -SEPTEMBER 6, 2011- -7:02 P.M.

Chair Gilmore convened the meeting at 9:12 p.m.

ROLL CALL - Present: Commissioners Bonta, deHaan, Johnson, Tam and  
Chair Gilmore – 5.

Absent: None.

ORAL COMMUNICATIONS, NON-AGENDA

None.

CONSENT CALENDAR

Commissioner Tam moved approval of the Consent Calendar.

Commissioner Johnson seconded the motion, which carried by unanimous voice vote – 5. [Items so enacted or adopted are indicated by an asterisk preceding a paragraph number.]

(\*11-036) Resolution No. 11-183, “of the Community Improvement Commission of the City of Alameda Adopting an Enforceable Obligation Payment Schedule Pursuant to Section 34169(g)(1) of the California Health and Safety Code. “ Adopted.

ADJOURNMENT

There being no further business, Chair Gilmore adjourned the meeting at 9:13 p.m.

Respectfully submitted,

Lara Weisiger  
Secretary, CIC

The agenda for this meeting was posted in accordance with the Brown Act.

**UNAPPROVED**  
MINUTES OF THE SPECIAL JOINT CITY COUNCIL AND  
COMMUNITY IMPROVEMENT COMMISSION (CIC) MEETING  
TUESDAY- -SEPTEMBER 20, 2011- -7:01 P.M.

Acting Mayor/Chair Bonta convened the meeting at 8:23 p.m.

ROLL CALL – Present: Councilmembers/Commissioners deHaan, Tam and Acting Mayor/Chair Bonta – 3.

Absent: Councilmember/Commissioner Johnson and Mayor / Chair Gilmore – 2.

ORAL COMMUNICATIONS, NON-AGENDA

None.

AGENDA ITEMS

(11-451 CC/11-037 CIC) Recommendation to Approve a Remittance Agreement Pursuant to California Health and Safety Code Section 34194.2 Obligating the CIC to Reimburse the City for Its Required Remittances to the State of California to Participate in the Voluntary Alternative Redevelopment Program.

The Economic Development Division Manager and City Manager gave a brief presentation.

Councilmember/Commissioner deHaan moved approval of the staff recommendation.

Acting Mayor/Chair Bonta seconded the motion, which carried by unanimous voice vote – 3. ~~[Absent: Councilmember/Commissioner Johnson and Mayor/Chair Gilmore – 2.]~~

(11-038 CIC) Resolution No.11-184, “Adopting a Residential Antidisplacement and Relocation Assistance Plan for the Proposed Islander Project.” Adopted; and

(11-452 CC) Resolution No. 14621, “Adopting a Residential Antidisplacement and Relocation Assistance Plan for the Proposed Islander Project.” Adopted.

The Housing Development and Programs Manager gave a brief presentation.

Councilmember/Commissioner Tam noted fifteen households would be temporarily displaced.

Councilmember/Commissioner deHaan inquired whether fifteen temporarily displaced households are in a [subsidized housing] program.

David Richmond, Autotemp, responded in the negative.

In response to Councilmember/Commissioner deHaan's inquiry, Mr. Richmond stated relocation law defines benefits that should be afforded during temporary and permanent relocation; households would be offered the choice of having Autotemp obtain temporary housing; tenants would benefit from reduced rent upon return to the Islander Motel; the anticipation would be to relocate households in Alameda or provide a stipend to allow moving in with family or friends.

Councilmember/Commissioner deHaan inquired why housing assistance would not be provided so that relocation costs would not be on the City's bill.

Mr. Richmond responded one choice would be to provide a voucher program through the Housing Authority; however; the problem is that the program would be voluntary and would necessitate a one year commitment which would result in permanent displacement; the goal is to define temporary displacement.

In response to Councilmember/Commissioner deHaan's inquiry, the Housing Development and Programs Manager stated temporarily displaced tenants would be subsidized so that rent would not be more than the current rate; then, tenants would move back into an affordable housing unit and the rent would not be more than 30% of income.

Councilmember/Commissioner deHaan inquired whether tenants could stay indefinitely.

The Housing Development and Programs Manager responded tenants would be able to stay as long as the terms of the lease are met.

Councilmember/Commissioner Tam moved adoption of the resolutions.

Councilmember/Commissioner deHaan seconded the motion, which carried by unanimous voice vote – 3. [Absent: Councilmember/Commissioner Johnson and Mayor/Chair Gilmore – 2.]

## ADJOURNMENT

There being no further business, Acting Mayor/Chair Bonta adjourned the meeting at 8:36 p.m.

Respectfully submitted,

Lara Weisiger, City Clerk  
Secretary, CIC

The agenda for this meeting was posted in accordance with the Brown Act.